



Invitation to Bid HNS 21-29

NOTE: Contractors are not authorized to visit the property before or after the bid walk, without being accompanied by the City's Rehabilitation Specialist.

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: 630 Oak St	
LEAD SAFE, HEALTHY HOMES	
Bid Walk: January 14, 2021	11:300 am
Bid Opening: January 21, 2021	2:00 pm
Client Name:	Contact Number:
Project Manager: Dhiren Rathod	Contact Number: (704) 336-5296

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at __ (cell # (704) 512-1141__).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the



above due date and time.

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 630 Oak St to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: 12/15/2020

Number of Pages: 8

Addenda # 1 Dated:

Number of Pages:

Addenda # 2 Dated:

Number of Pages:

Project Schedule: *Minimum Start Date -*

Completion Deadline:

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

_Dhiren Rathod_____
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 28202
PH: (704) _336-5296_____
Fax: (704) _____



Instructions to Bidders

Explanations to Bidders

Any explanation desired by a Contractor regarding the meaning or interpretation of the advertisement for bids, drawings, specifications, etc., must be requested in writing to the Rehabilitation Specialist with sufficient time allowed for a reply to each Contractor before the submission of their bids. Any interpretation made will be in the form of an addendum to the invitation for bids, drawings, specifications, etc., and will be furnished to all prospective Contractors. The Contractor must acknowledge any revision to the bid documents in the space provided on the bid form and it must be submitted with their bid package.

Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed. If erasures or other changes appear on the forms, the person signing the bids must initial each erasure or change

- The Contractor's Bid Proposal must be properly executed and submitted on the form provided. Bids by Contractors must be received by the Rehabilitation Specialist at the time and place specified on the "Invitation to Bid"
- No bid will be considered unless all individual work items on the Bid Form including any addendums are priced. The sum of all work items must equal to the Total Bid Amount.
- Unless called for, alternate bids will not be considered
- Modification of bids already submitted will be considered if received at the office designated in the invitation for bids by the time set for opening of bids

Submittal of Bids

- Sealed bids will be submitted to the Safe Home Program Office as directed in the invitation to bid prior to or at the appointed bid opening time
- Bid will be time stamped on the date of delivery
- Each bid must be submitted in a sealed envelope bearing on the outside the name of the Contractor, the name of the project for which the bid is submitted, and the date and time of the bid opening
- All bids submitted must be typed or written in ink and signed by the Contractor's designated representative



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

- Failure to include all forms may result in rejection of a bid
- Required Bid Package Forms:
 - Scope of Work
 - Addenda Acknowledgement
 - Itemized Work Sheet
 - Subcontractor Certifications (if applicable)

NEIGHBORHOOD & BUSINESS
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Work Specification

Response Due: 12/15/2020

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 630 Oak St
Charlotte, NC 28214

Owner: Tamra Paker

Owner Phone:

Structure Type: Single Unit

Program(s): Tested- HAS LEAD

Square Feet: 1367

HOME FY19

Year Built: 1946

LeadSafe 2019

Property Value: 121600

Healthy Homes LBP 2019

Tax Parcel: 03505105

Census Tract:

Property Zone:

Repairs

Description

Floor

Room

Exterior

All Contractor's Project Requirements

GENERAL REQUIREMENTS

The contractor is responsible for all project requirements, including but not limited to:

All activities required by the City's COVID-19 Precautions for Residential Housing Rehabilitation Activities policy.

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate.

Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts and to include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpsters and repair any evidence of the dumpster use.

Contractor may haul debris away daily using dump trailers or trucks.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

EXTERIOR - LEAD - White wood walls and Trim Boards

EXTERIOR

Side A through Side D- White wood walls and trim boards EXCEPT the lower walls outside of Room 1 and Room 7 which is not original

SCOPE OF WORK- Replace damaged wood and cover with tyvek and vinyl

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Lead Scope: Scope of Work to be performed by a Licensed and Certified Lead Contractor

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

EXTERIOR - LEAD- Fascias, soffits, crown moldings,trim boards, attic vents and frames

EXTERIOR

Side A through Side D- white wood fascias, soffits, crown moldings, trim boards and attic air vents and frames(some of these components have been randomly replaced with components which are not coated with lead-based paint)

SCOPE OF WORK: 1/Replaced damaged wood and cover with tyvek and aluminum or vinyl.

Install vented vinyl soffit to roof edges, ensuring existing soffit is opened up to allow attic ventilation. Install solid vinyl soffit to all gable overhangs. Wrap all fascia and wood trim with PVC coated aluminum coil stock.

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Lead Scope: Scope of Work to be performed by a Licensed and Certified Lead Contractor

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

EXTERIOR - LEAD - White wood window casings,headers,sills,sashes and wells

EXTERIOR

Side A through Side D- white wood window casings, headers, sills, sashes and wells (Note: Window A1 and Window A4 are unpainted aluminum)

SCOPE OF WORK: Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.

NOTE: REPLACE WINDOWS- ENERGY EFFICIENT

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Lead Scope: Scope of Work to be performed by a Licensed and Certified Lead Contractor

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

EXTERIOR - LEAD - White wood support beams and trim

EXTERIOR

Side A, Side B and Side D (Outside of Room 1) white wood support beams and trim

SCOPE OF WORK: 1/Cover with tyvek and aluminum

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Lead Scope: Scope of Work to be performed by a Licensed and Certified Lead Contractor

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

EXTERIOR - LEAD - White wood crawlspace door frame

EXTERIOR

Side C - white wood crawlspace door frame

SCOPE OF WORK: REPLACE

Install a 3/4" pressure treated plywood access door in a 2" x 4" pressure treated frame. Provide galvanized iron hinges and hasp.

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Lead Scope: Scope of Work to be performed by a Licensed and Certified Lead Contractor

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

INTERIOR - LEAD - Room 1 - Ceiling

INTERIOR

Interior- Room 1- Ceiling- white wood ceiling

SCOPE OF WORK: 1/ Cover with tyvek and vinyl

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Lead Scope: Scope of Work to be performed by a Licensed and Certified Lead Contractor

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

INTERIOR - LEAD - Room 1- Window C1- window casings, headers, sills, sashes and wells

INTERIOR

Interior- Room 1- Window C1- white wood window casings, headers, sills, sashes and wells

SCOPE OF WORK: REPLACE WINDOW

Dispose of window units and any security bars. Field measure, order and install new Energy Star rated vinyl, double glazed LOW- E windows including half screens. Insulate rough opening. Install new extension jambs, casing and sill as needed, prime and paint. Exterior trim to be wrapped in PVC coated aluminum coil as needed. Repair all areas disturbed by removal and installation. This installation is to include repairing any damaged header, framing (to include king studs, jack studs etc.) sub-floor, floor joists, band joists and sill. Any windows replaced in a bathroom must have tempered glass.

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Lead Scope: Scope of Work to be performed by a Licensed and Certified Lead Contractor

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

INTERIOR - LEAD - Room 7- Ceiling - White wood ceiling and crown moldings

INTERIOR

Room 7 - Ceiling - white wood ceiling and crown moldings

SCOPE OF WORK: 1/ Cover with tyvek and vinyl

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Lead Scope: Scope of Work to be performed by a Licensed and Certified Lead Contractor

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Work Specification

INTERIOR - LEAD- Room 1- Door C1- white and beige wood door casings, header, jambs and stops

INTERIOR

Room 1- Door C1- white and beige wood door casings, header, jambs and stops

SCOPE OF WORK: 1/Replace door jambs and stops and cover door casings and header with Tyvek and aluminum

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Bid Cost:

X

=

Base

Quantity

Total Cost

INTERIOR - LEAD - Room 7 - Door B1

INTERIOR

Room 7- Door B1- white and beige wood door casings, header, jambs and stops

SCOPE OF WORK: 1/Replace door jambs and stops and cover door casings and header with Tyvek and aluminum

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Lead Scope: Scope of Work to be performed by a Licensed and Certified Lead Contractor

Bid Cost:

X

=

Base

Quantity

Total Cost

EXTERIOR, INTERIOR -Throughout- elevated lead dust levels

EXTERIOR, INTERIOR

Throughout- elevated lead dust levels

SCOPE OF WORK: 1/Complete specialized cleaning throughout the house

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.

Lead Scope: Scope of Work to be performed by a Licensed and Certified Lead Contractor

Bid Cost:

X

=

Base

Quantity

Total Cost

Work Specification

ELECTRICAL- HH Funds- Replace Entire Electrical System to Current Code

BUILDING SYSTEMS

Completely remove all existing electrical equipment and accessible wiring. Wiring concealed in walls and inaccessible locations may be cut off as short as possible and abandoned in place.

Install a new complete and fully functioning electrical system with 200 amp service meeting all requirements of the current NC Electrical Code and the Construction Specifications.

Replace electrical service with new 110/220 volt, 200 amp panel with main disconnect and 24 circuit panel board; meter socket; weather head; service cable; and ground rods and cable. Caulk exterior service penetrations. Label circuits legibly.

Replacement of all sub-panels is included.

Install GFCI breakers on all two wire receptacle circuits. Install GFCI/AFCI breakers on all bedroom receptacle circuits. Label outlets per Code requirements.

HH Funds,

Bid Cost:	_____	X	_____	=	_____
	Base		Quantity		Total Cost

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

Address
Date

Internal COST ESTIMATE
630 Oak St

23-Jul-20

COST

Item #	Feature	Method	Number	Unit	Cost Per
1	Side A through Side D- White wood walls and trim boards EXCEPT the lower walls outside of Room 1 and Room 7 which is not original	Replace damaged wood and cover with vinyl			
2	Side A through Side D- white wood fascias, soffits, crown moldings, trim boards and attic air vents and frames(some of these components have been randomly replaced with components which are not coated with lead-based paint)	1/Replace damaged wood and cover with tyvek and aluminum or vinyl.			
3	Side A through Side D- white wood window casings, headers, sills, sashes and wells (Note: Window A1 and Window A4 are unpainted aluminum)	Replace Windows with an Energy Efficient Double Hung Windows, (Replace window sashes and wells and cover window casings, headers and sills with tyvek and aluminum)			
4	Side A, Side B and Side D (Outside of Room 1) white wood support beams and trim	1/Cover with tyvek and aluminum			
5	Side C - white wood crawlspace door frame	Replace			
6	Interior- Room 1- Ceiling- white wood ceiling	1/Cover with tyvek and vinyl			
7	Interior- Room 1- Window C1- white wood window casings, headers, sills, sashes and wells	2/Remove window with Energy Efficient Window (Replace window sashes and well and cover window casings, header with Tyvek and aluminum			
8	Room 1- Door C1- white and beige wood door casings, header, jambs and stops	2/Replace door jambs and stops and cover door casings and header with Tyvek and aluminum			
9	Room 7 - Ceiling - white wood ceiling and crown moldings	1/ Cover with tyvek and vinyl			
10	Room 7- Door B1- white and beige wood door casings, header, jambs and stops	2/Replace door jambs and stops and cover door casings and header with Tyvek and aluminum			
11	Throughout- elevated lead dust levels	1/Complete specialized cleaning throughout the house			

Electrical- Replace Entire Electrical Sy Electrical- HH Fund:
Permit

Lead, Electrical, Building

Total Cost Estimate

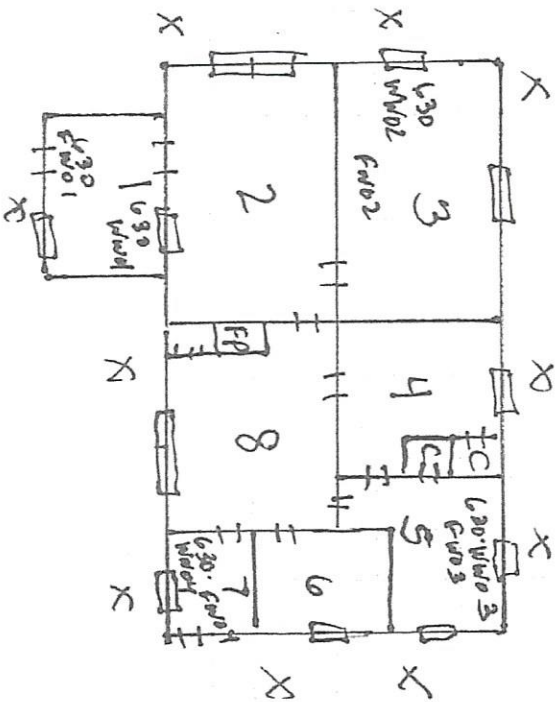


**ROY CONSULTING
GROUP CORPORATION**
Providing integrated environmental and geotechnical solutions

630 Oak Street
Charlotte, NC 28214

SIDE C

SIDE B



SIDE D

Legend



X = Soil Sample Location

SIDE A

NOT TO SCALE